

## Villa for sale in Loano

### € 698.000

### Ref. 8V14



**220 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 9**

Detached Villa with Garden for Sale in Loano, Italian Riviera.

Located in a residential area of Loano, just a short walk from the town centre and the seafront, this villa for sale in Loano offers independent living and functional outdoor spaces.

Loano is a well-established coastal town known for its marina, beaches and year-round services. From here, it is easy to reach some of the most attractive destinations along the Ligurian coast, including Finale Ligure and Alassio.

This villa with garden for sale in Loano is detached on all four sides and benefits from excellent natural light throughout the day. A private garden surrounds the property, creating outdoor areas for relaxation and dining, together with private parking within the property.

The home is arranged over two levels.

The ground floor includes a bright living room, a separate kitchen, one bedroom and a bathroom.

The upper floor features a master bedroom with built-in wardrobe, a second bedroom, two fully finished flexible rooms (ideal for storage, hobby or utility use), a bathroom and a small terrace. A skylight above the staircase enhances natural light in the upper level.

A basement of approximately 40 sqm completes the property, offering additional space suitable for storage or service use.

This villa for sale in Loano with garden represents an excellent opportunity for those seeking a home in Italy, combining independent living, outdoor space and a convenient location close to the sea and town centre. It is suitable both as a permanent residence and as a second home on the Italian Riviera.

## Certification

**Energy Class:** E

**EPgInr:** 76.70 kWh/□

## Features

Heating: Independent

Parking: Uncovered

GAs: 1

Garden: Private, 750 sq.m.

Cellar : 40 □

Distance from the sea : 1000 mt

## Nearby

Gyms

Playgrounds

Train Station

Public Transport

Primary Schools

Secondary Schools

Bar / Restaurant

Post Office / Bank

